

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: November 21, 2008

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, November 25, 2008 at 7:30 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

		Auditorium
Tuesday, November 25, 2008	7:30 P.M.	Town Hall

GENERAL MEETING

Discussion and deliberation only regarding the following application:

Proposed Amendment to the Darien Zoning Map and Zoning Regulations, Affordable Housing Application, Site Plan Application #262, Land Filling & Regrading Application #211, Amendment to the Town Plan of Conservation & Development, Christopher & Cynthia Hamer, 26 Oak Crest. Proposing to construct 10 residential condominium units (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in two new buildings with associated parking, and to perform related site development activities. The applicant is requesting the establishment of a new HOD zoning district; an amendment to the zoning map rezoning the property to HOD; and corresponding changes to the Town Plan. The subject property is located on the southeast side of Oak Crest approximately 1,000 feet east of its intersection with Mansfield Avenue, and is shown on Assessor's Map #15 as Lot #101 and Parcels X-1 and X-2, in the R-1/2 Zone. *PUBLIC HEARING CLOSED ON 11/6/2008. DEADLINE TO DECIDE MATTER IS: 1/9/2009.*

Discussion, deliberation, and possible decision regarding the following application:

Proposed Amendment to the Darien Zoning Regulations, Business Site Plan #265, Baywater 17 OKHS, LLC, 17 Old King's Highway South. Proposal to modify Section 715 of the Darien Zoning Regulations to increase the existing maximum Developed Site Area in the Office Business (OB) Zone from 70% to 80%; and to raze the existing office building, and construct a new two story building, reconfigure parking lot; and perform related site development activities. The subject property is located on the east side of Old King's Highway South, directly across from its intersection with Center Street, and is shown on Assessor's Map #38 as Lots #12 & #13 in the OB Zone. *DECISION DEADLINE: 12/24/2008.*

Approval of Minutes

November 6, 2008 Special Meeting

November 18, 2008 Special Meeting/Public Hearing/General Meeting
November 20, 2008 Special Meeting/General Meeting

This being a Special Meeting, no items can be added to the agenda.

PUBLIC HEARING (To begin at 8:00 P.M.)

Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision, Darien Housing Authority, Noroton Avenue, Elm Street, and West Avenue. Proposing to replace the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; to amend the DMR Zoning Regulations, and rezone the properties to DMR; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 24 new apartment and townhouse structures containing 116 units of housing; construct one community building; install drainage facilities; and to perform related site development activities. The subject properties are on the east side of Noroton Avenue, approximately 450 feet north of its intersection with West Avenue, and is shown on Assessor's Map #21 as Lots #14, #15, #17, #21, #22, #68-99, #100-107 and are located in the R-1/3 Zone.

ADJOURN.